

Kitty Hawk (San Antonio) Homeowners Association, Inc
Management Certificate

SCANNED

1. Name of Subdivision: Landing at Kitty Hawk
2. Name of Association: Kitty Hawk (San Antonio) Homeowners Association, Inc.
3. Location of Association: Miller Road at Hawk Run, San Antonio, TX 78239
4. Mailing Address for the Association: c/o Trio HOA Management
17806 IH 10 West Suite 300; San Antonio, TX 78257
5. Contact Information for the Association: Trio HOA Management
www.TrioHOA.com; contact@triohoa.com
Phone: 210-399-1402
6. Community Website: <https://KittyHawk.eunify.net>
7. Recording Information:
 - Plat Kitty Hawk Document #20110104474
8. Recording Declaration
 - Certificate of Formation Filed July 6, 2011, with the Secretary of State of Texas
 - Bylaws of Kitty Hawk Document #20110232703
 - Declaration of Covenants, Conditions & Restrictions for Kitty Hawk Document #20110122626
 - Community Manual for Kitty Hawk – Document #20120013588
 - Recording of Filing: ACC Guidelines, Collections, Contract Bid, Covenant Violation Hearings, Golf Cart Policy, Leasing Information Policy, Pandemic Exposure Policy, Payment Plan Policy, Religious Items Display, Security Meadows & Fencing Policy, Swimming Pool Enclosure Policy – Document #20210305841
9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association. This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision. The register agent for the Association is on file with the Texas Secretary of State.
10. Fees associated with the Transfer of Ownership:
 - a. Transfer Fee \$200
 - b. Resale Certificate \$350- includes Financials, Insurance, Governing Documents
 - c. Statement of Account \$125
 - d. Bundles are available for a resale and statement to be ordered together. Documents needed for closing are subject to change due to what documents are ordered and the time frame for processing.
11. Association Management or Representative: Trio Homeowners Association Management

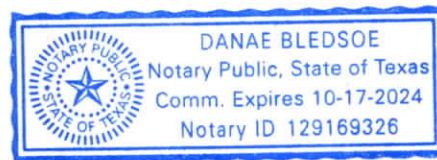
Kitty Hawk (San Antonio) Homeowners Association, Inc.
A Texas Non-Profit Corporation

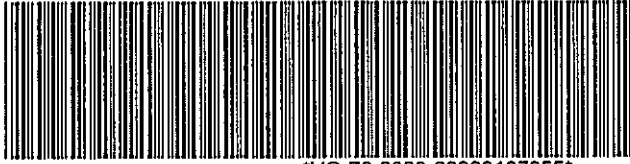

By: Jessica Benavidez, Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument has been acknowledged on this 12 day of June, 2023, by Jessica Benavidez
whose name and signature appears above.


Notary Public, State of Texas





VG-76-2023-20230107055

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Recorded Date: June 14, 2023
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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
6/14/2023 1:38 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk